

00 STRICKLAND RD GRAWN



1700' of Private Waterfront

Are you wanting a large acreage parcel with over ¼ mile of direct, PRIVATE water frontage? BUT you want it within 10 minutes drive-time to Traverse City... Well then look no further. This is your property. Here we have 74 acres with 1700' of direct, private waterfront access to all-sport Duck Lake. Building site for home or cabin on Lot 19 Strawberry Point w/ lake access. or if you choose, set-up a camp-site for those who like to "rough it." This property is abundant in all kinds of wildlife with upland hunting. As an added bonus: world class bass fishing & ducking hunting on Duck Lake. Road, trails & campsite are permitted on the parcel. What more could you ask for? Oh yeah, it's just a short drive to Crystal Mountain, Sleeping Bear Dunes National Lakeshore, Crystal Lake, Manistee and so on. Don't let this slip through your fingers.



The Nichols Team

Brad: 231-883-2255

Brent: 231-883-1186

brad@remerica.com

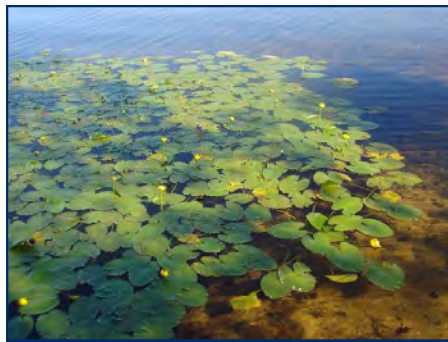
brent@remerica.com



831 S Garfield Ave
Traverse City, MI 49686
Fax: 231-941-8262

www.RemericaTC.com

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Customer Report



New **Vacant Lot/Land** **MLS #** 1700425 **List Price:** \$249,900

County: Grand Traverse
Township: Green Lake
Section # 15

Deeded Water: Yes
Body of Water: Duck Lake
Waterfront Ft: 1700
Access: Private

< 1 Acre: No
Appx # Acres: 75.00
Sub: Strawberry Point

Dimensions: Irregular
School District: Traverse City

00 STRICKLAND RD **Lot #** 19 **Grawn** **49637**

Present Use: Platted Subdivision, Metes and Bounds, Conservancy, Recreational
Topography: Level, LowLand, Heavily Wooded, Hardwoods, Cedar/Swamp
Land Use Restr: Conservation Easement
Miscellaneous: Subject to Easements, Near Public Water Access, Near State Land, Water View,...
Amenities: See Remarks
Utilities Avail: Electric
Road: Association, Gravel, Dirt
Zoning: Forest/Recreational

Est. % Timber: 70
Est. % Tillable: 0
Est. % Other:
Mineral Rights: No
Assn Fee

Financing: Conventional Mortgage, Cash

Special Assess: Yes
Documents: Perc Test, Survey/Plat, Disclosure Statement

Water/Waste Installed: None None
WaterWaste Options: Private Well See Remarks

Waterfront: Private-On Water, Private-Across Road, Inland Lake, Stream/Creek, All Sports Lake, Sandy Beach, Sandy Shoreline/Bottom

Beautiful 74 acre waterfront parcel with 1700' on all sports Duck Lake. Minutes to TC. Building site for home or cabin on Lot 19 Strawberry Point w/ lake access. Pending sewer system. Tonawanda outlet on large parcel. Abundant wildlife of all kinds & upland hunting plus world class bass fishing & duck hunting. Road, trails, & campsite are permitted on large parcel. Nothing compares! Have it all within minutes of all amenities.

Directions

US-31 W from M-37 approx 6 miles to Tonawanda Rd south. Tonawanda Rd S to Duck Lake Dam Rd east to Strickland Rd. Go east approx 1/4 mile to sign.



REMERICA TRAVERSE CITY

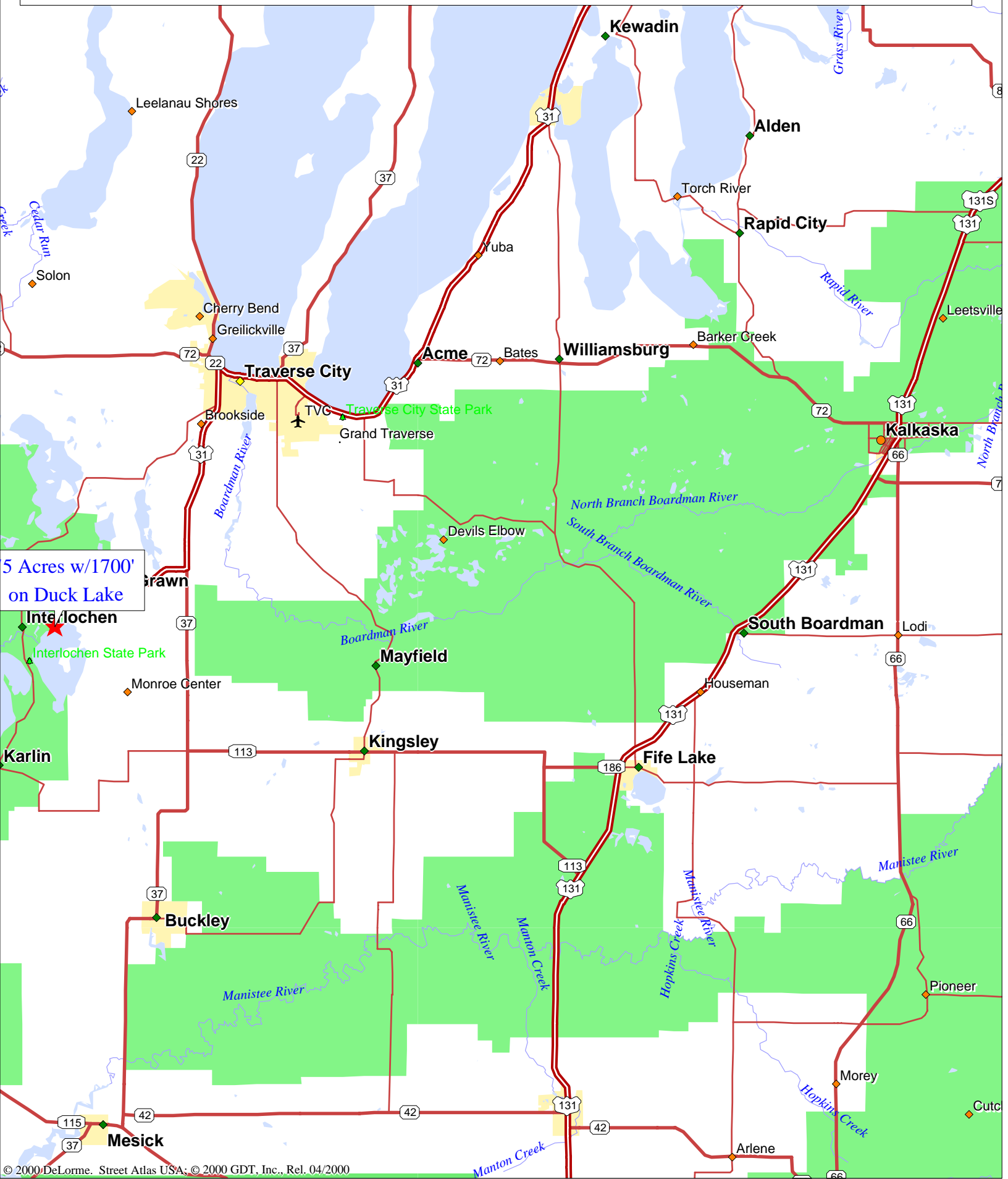
831 S Garfield Avenue

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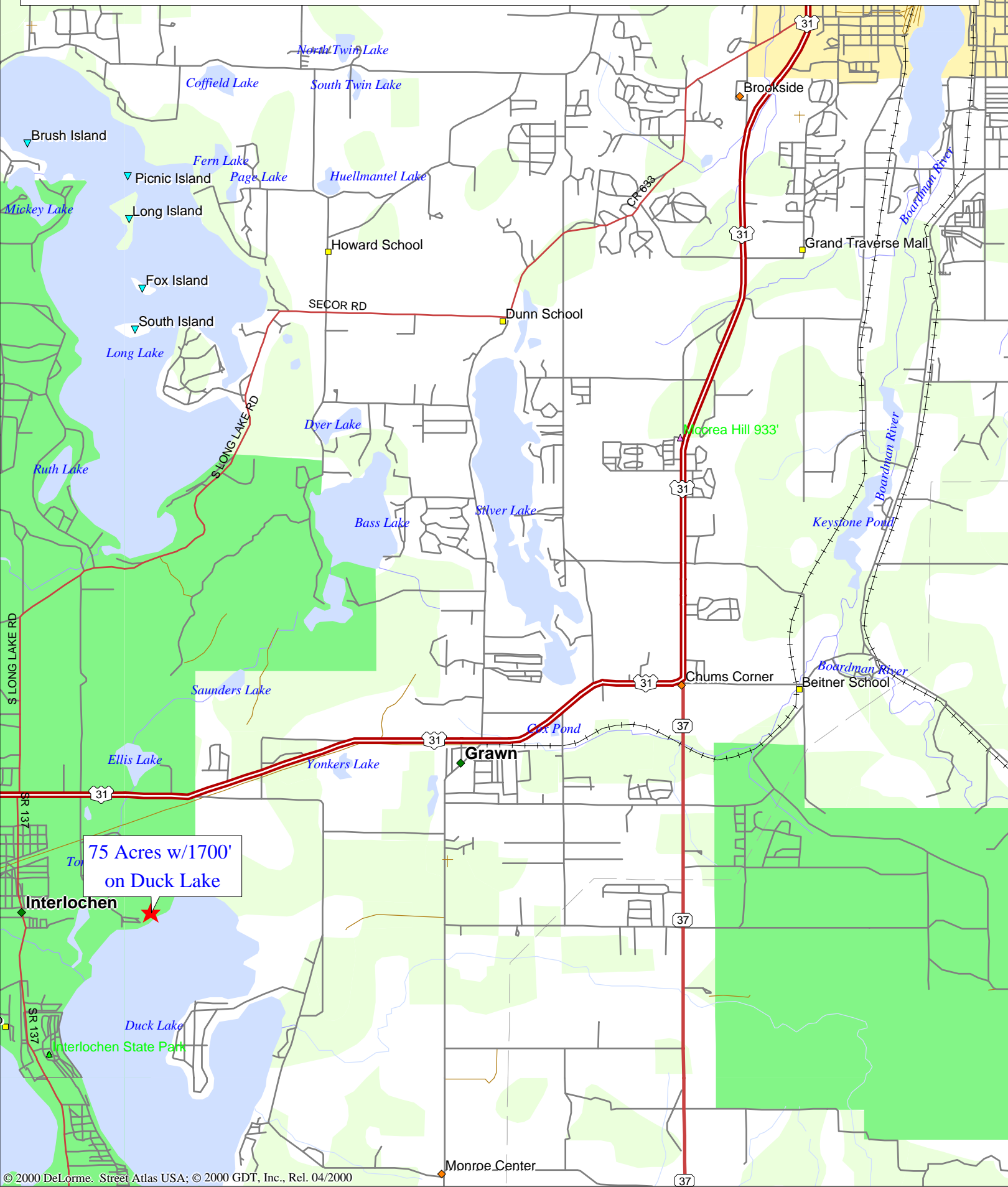
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00 Strickland Rd; Grawn, MI



5 Acres w/1700'
on Duck Lake

00 Strickland Rd; Grawn, MI



75 Acres w/1700'
on Duck Lake

00 Strickland Rd; Grawn, MI



75 Acres w/1700'
on Duck Lake



TRAVERSE AREA ASSOCIATION OF REALTORS®
NORTHERN MICHIGAN MLS
Vacant Land Disclosure Statement
Page 1 of 2



Property Address: Strickland Rd.

Seller's Name: Donald and Heidi Hamilton This Disclosure Statement concerns the property situated in

the Township of Green Lake, County of Grand Traverse

State of Michigan, described as (Legal Description)

Lot # 19 Strawberry Point Subdivision and Parcel A Govt. Lot 4, Section 15, T26N R12W, Grand Traverse County

This statement is a disclosure of the condition of the above-described property and is intended to provide a potential Purchaser with information directly from the Seller on which to base a decision to purchase. It is not a warranty of any kind by the Seller(s) and is not, and should not, substitute for any inspections, surveys, tests, or specific warranties the Purchaser may wish to obtain. SELLER HAS NO EXPERTISE WITH RESPECT TO ANY OF THE ITEMS DISCUSSED BELOW OTHER THAN BY VIRTUE OF HAVING OWNED THE SUBJECT PROPERTY.

The Seller(s) disclosed the following information with the knowledge that even though this is not a warranty, prospective Purchaser(s) may rely on this information in deciding whether, and on what terms, to purchase the subject property. Seller hereby authorizes any agent(s) representing any principal(s) in the transaction to provide a copy of this statement to any person or entity in connection with the actual or anticipated sale of the property.

The following are representations made by the Seller(s) and are not the representations of the Agent(s), if any. This information is a disclosure and is not intended to be part of any contract between the Purchaser(s) and Seller(s) unless so incorporated.

With respect to the subject property, are you (Seller) aware of any of the following:

- | | | |
|---|---|--|
| 1. Features of the propety shared in common with adjoining landowners, such as walls, fences, driveways, wells, <u>septic system</u> , etc.? | <input checked="" type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| 2. Any encroachments, easements or similar matters that may affect your interest in the subject property? | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| 3. Landfill (compacted or otherwise) on the property, or any portion thereof? | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| 4. Flooding, drainage, or grading problems? | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| 5. Any health code or zoning violations, nonconforming uses, or condemnation action? | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| 6. Neighborhood noise problems or other nuisances? | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| 7. Deed restrictions? | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| 8. Any Associations which have any authority over the subject property? | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| 9. Any "common areas" (facilities such as pools, tennis courts, walkways) or other areas co-owned? | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| 10. Any notices of abatement or citations against the property, or any lawsuits against the Seller threatening or affecting this real property? | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| 11. Any determination that the subject property may constitute a "wetlands", or dunes area, or is in an area of "scenic rivers act"? | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No |
| 12. Any environmental concerns involving the immediate area? | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| 13. Any knowledge of past use of property that may have a substantial impact on the value of the property? | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| 14. Any other state of affairs affecting this property or the surrounding area which in your opinion might influence a potential Purchaser's decision to buy this property? | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| 15. Any previous disposition of the oil, gas, underground, or other mineral rights relating to the property? | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| 16. Any underground/fuel/gas storage tanks (present or in the past)? | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| 17. Any land (boundary) or mortgage surveys? | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| 18. Is land a parent parcel (defined by Public Act No. 591); or an exempt split as defined by Section 108 of the Land Division Act? | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| 19. Are future splits of subject property retained by the Seller(s)? | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |



TRAVERSE AREA ASSOCIATION OF REALTORS®
 NORTHERN MICHIGAN MLS
 Vacant Land Disclosure Statement
 Page 2 of 2



- 20. Any or part of land under conservation forestry agreement, or tax deferred programs? Yes No
- 21. Any sale or transfer of development rights from property? Yes No
- 22. Is the property subject to any oral or written lease(s)? Yes No

If the answer to any of these is "Yes", please explain. (Attach additional sheets if necessary.)

I) Septic field is owned by owners of Strawberry Point
 II) may need fill in corner to help drainage.

Seller certifies that the information herein is true and correct to the best of the Seller's knowledge as of the date signed by the Seller.

Seller: *DA in Hand* Date: _____

Seller: *[Signature]* Date: _____

Purchaser(s) may wish to obtain professional advice and/or inspections of the property and to provide for appropriate provisions in a contract between Purchaser(s) and Seller(s) with respect to any advice/inspection/defects.

A REALTOR® is qualified to advise on Real Estate. If you desire legal advice, consult your attorney. A REALTOR® is not usually qualified to render an opinion on the items reflected in this disclosure statement. Such expertise is available in the community through a variety of sources.

I/We acknowledge receipt of a copy of this statement.

Purchaser: _____ Date: _____

Purchaser: _____ Date: _____

CERTIFICATE OF SURVEY

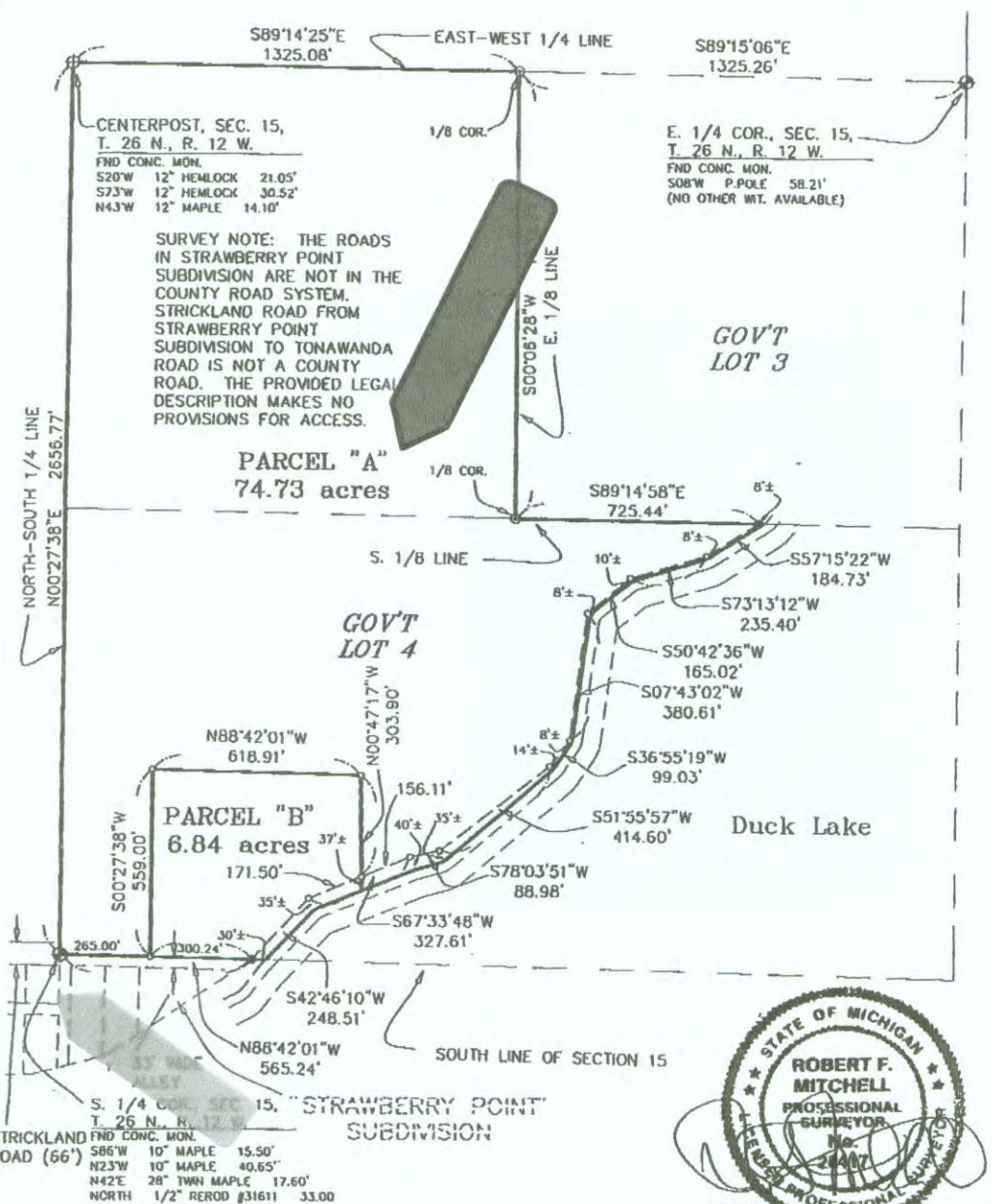
Legend

- IRON SET
- IRON FOUND
- ⊙ MONUMENT FOUND
- △ NAIL SET
- ▲ NAIL FOUND
- ⊕ GOVERNMENT 1/4 CORNER
- ⊙ SECTION CORNER
- ⊕ CENTER 1/4 CORNER
- (R) RECORD
- (M) MEASURED

THIS PROPOSED PARCEL DIVISION IS SUBJECT TO MUNICIPAL APPROVAL PURSUANT TO THE "LAND DIVISION ACT", P.A. 591 OF 1996, AS AMENDED.



SPACE RESERVED FOR REGISTER OF DEEDS



Robert F. Mitchell
Professional Surveyor No. 28417

ALTERATION OF ANY PART OF THIS DOCUMENT WITHOUT THE PERMISSION OF MITCHELL & ASSOCIATES, PC, IS PROHIBITED. ERROR OF CLOSURE IS 1/10,000 BASIS OF BEARING: TRUE NORTH (GPS OBSERVATION)

I, Robert F. Mitchell, a Licensed Professional Surveyor in the State of Michigan, hereby certify that I have surveyed and mapped the above parcel of land; That the ratio of closure of the unadjusted field observations was within the accepted limits and that I have fully complied with the requirements of P.A. 132 of 1970.

CLIENT: GRAND TRAVERSE REGIONAL LAND CONSERVANCY
LOCATION: Part of the SE 1/4, Sec 15, T26N, R12W, Green Lake Twp, Grand Traverse Co, Michigan.



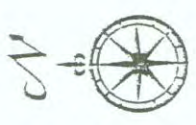
MITCHELL & ASSOCIATES
SURVEYING / ENGINEERING
4961 Corfield Road South P.O. Box 305
Kingstley, MI 49649
(231) 263-5463 • FAX (231) 263-7921
Toll Free in Michigan 1-800-533-6627

REVISED: 12/16/03
REVISED: 09/08/03

DATE: 8/19/03	FILE NO: 20030620
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TONAWANDA LAKE

DUCK LAKE

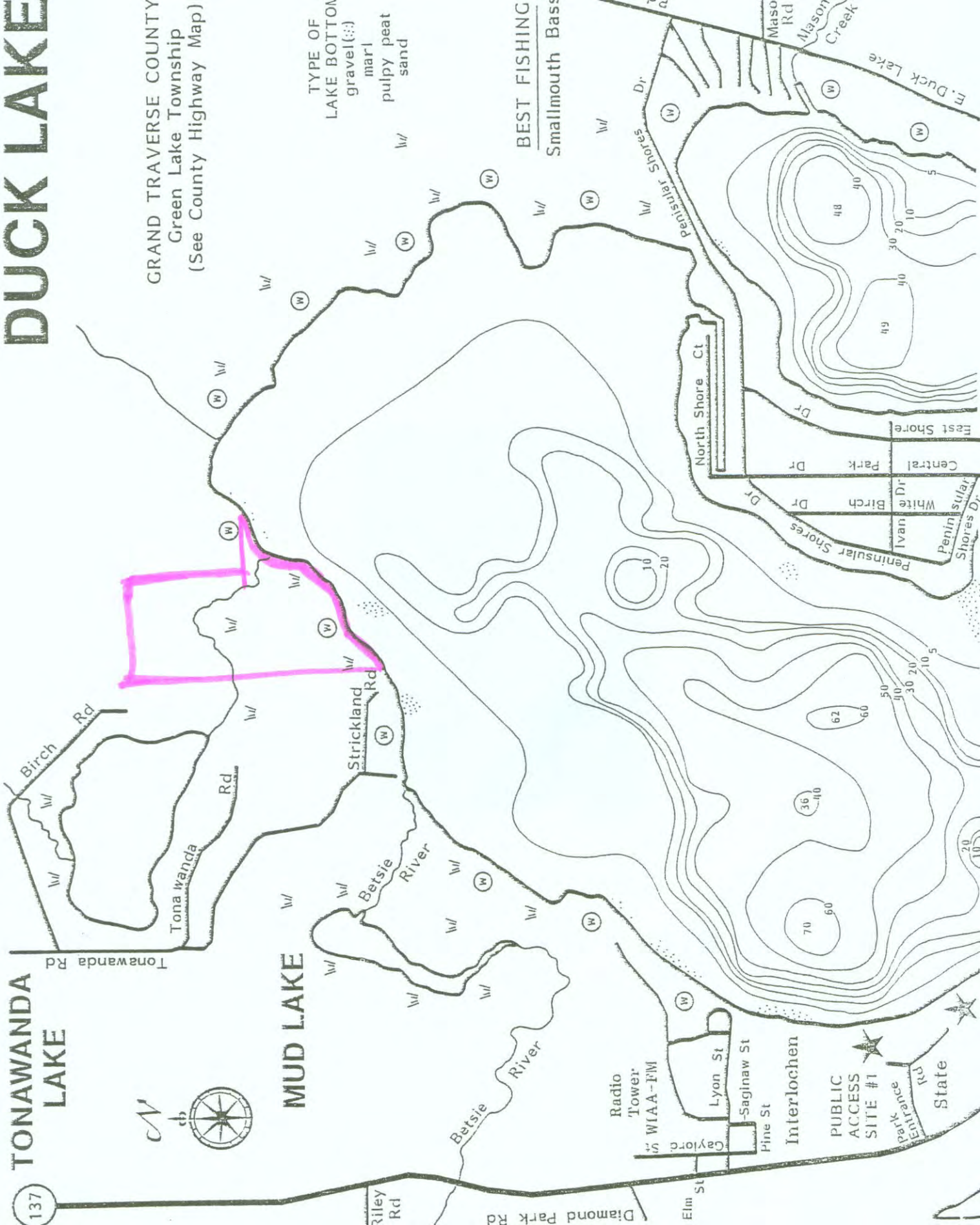


GRAND TRAVERSE COUNTY
Green Lake Township
(See County Highway Map)

MUD LAKE

TYPE OF
LAKE BOTTOM
gravel(;;)
marl
pulpy peat
sand

BEST FISHING
Smallmouth Bass



137

Radio Tower
WIAA-TV

Elm St
Riley Rd
Diamond Park Rd
Lyon St
Saginaw St
Pine St
Interlochen

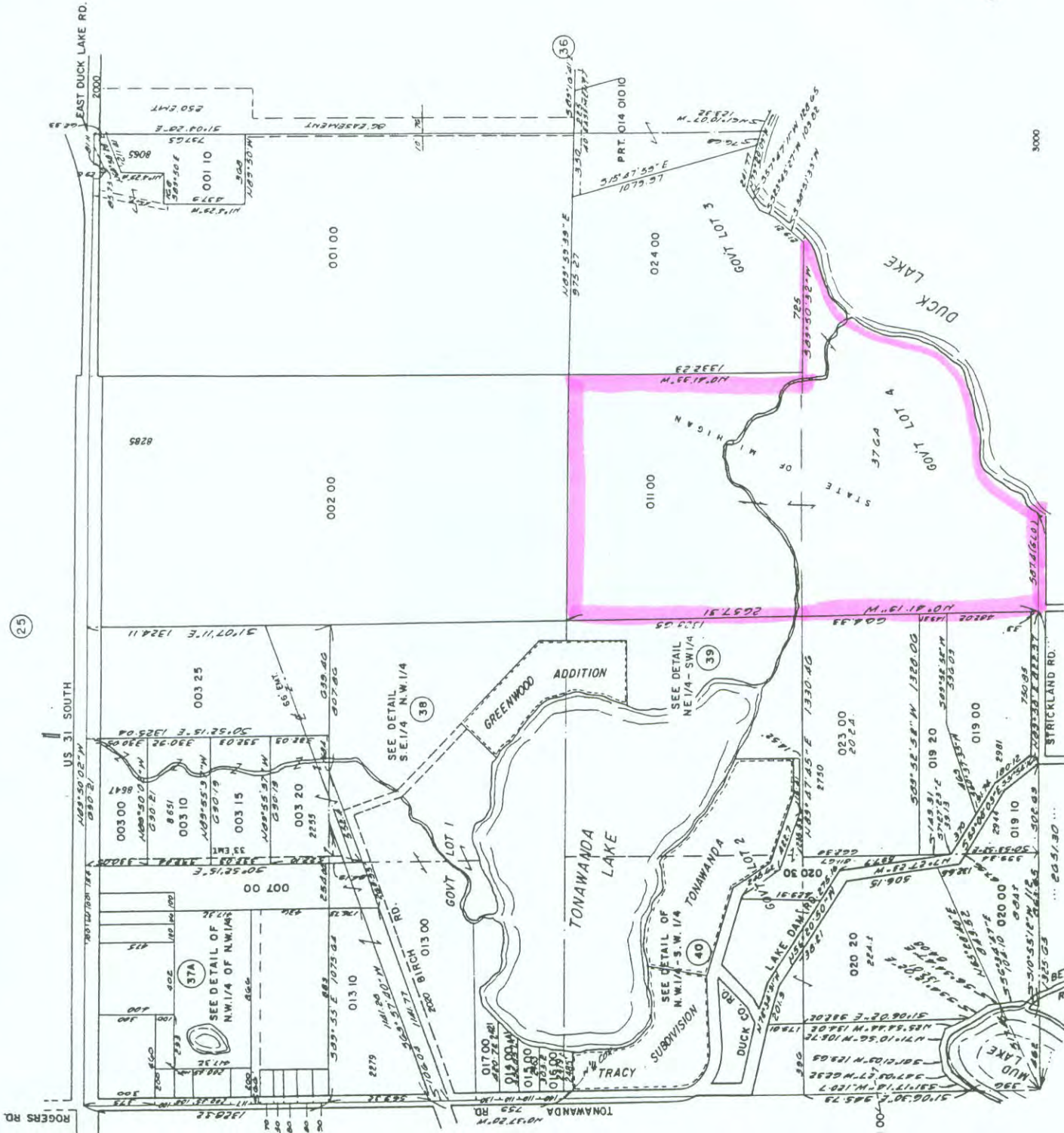
Public Access Site #1
Interlochen Rd
State

North Shore Ct
Peninsular Shores Dr
Central Park Dr
White Dr
Ivan Dr
Peninsular Shores Dr
East Shore Dr

Mason Rd
Mason Creek

E. Duck Lake

SCALE: 1" = 800'



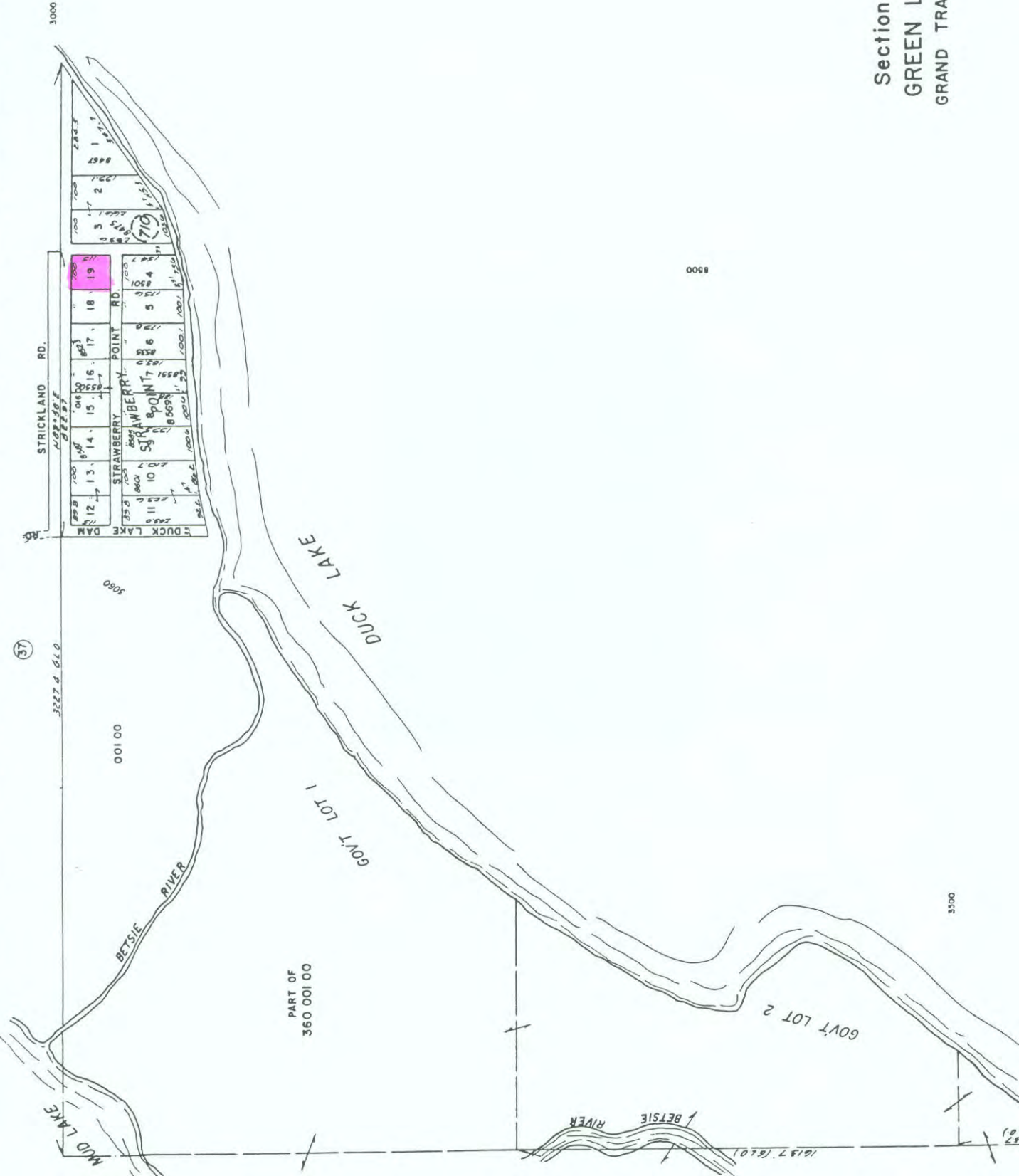
Section 15, T.26 N., R.12 W.
 GREEN LAKE TOWNSHIP
 GRAND TRAVERSE COUNTY, MICHIGAN

SCALE: 1"=400'



Section 22, T. 26N., R. 12W.
GREEN LAKE TOWNSHIP
GRAND TRAVERSE COUNTY, MICHIGAN

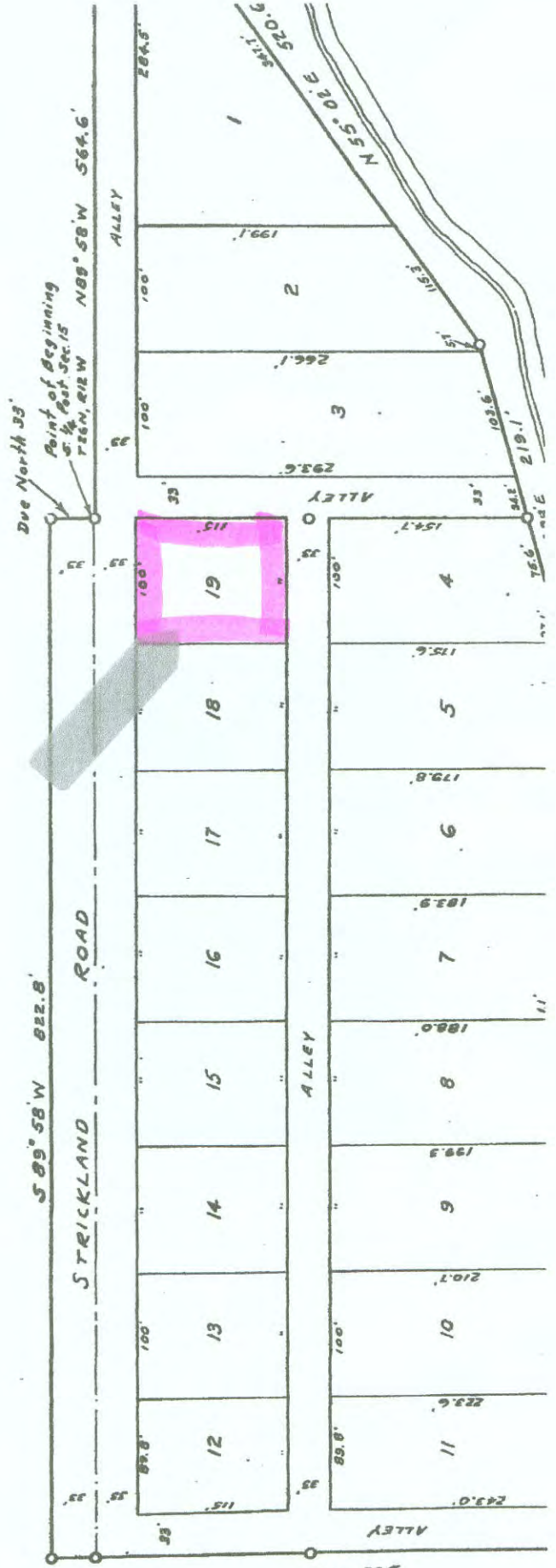
28 07 022



STRAWBERRY POINT

Part Of Sections 15 and 22, T26N, R12W, Green

Grand Traverse County, Michigan



#10 T26N R12W # 02-710-019.00

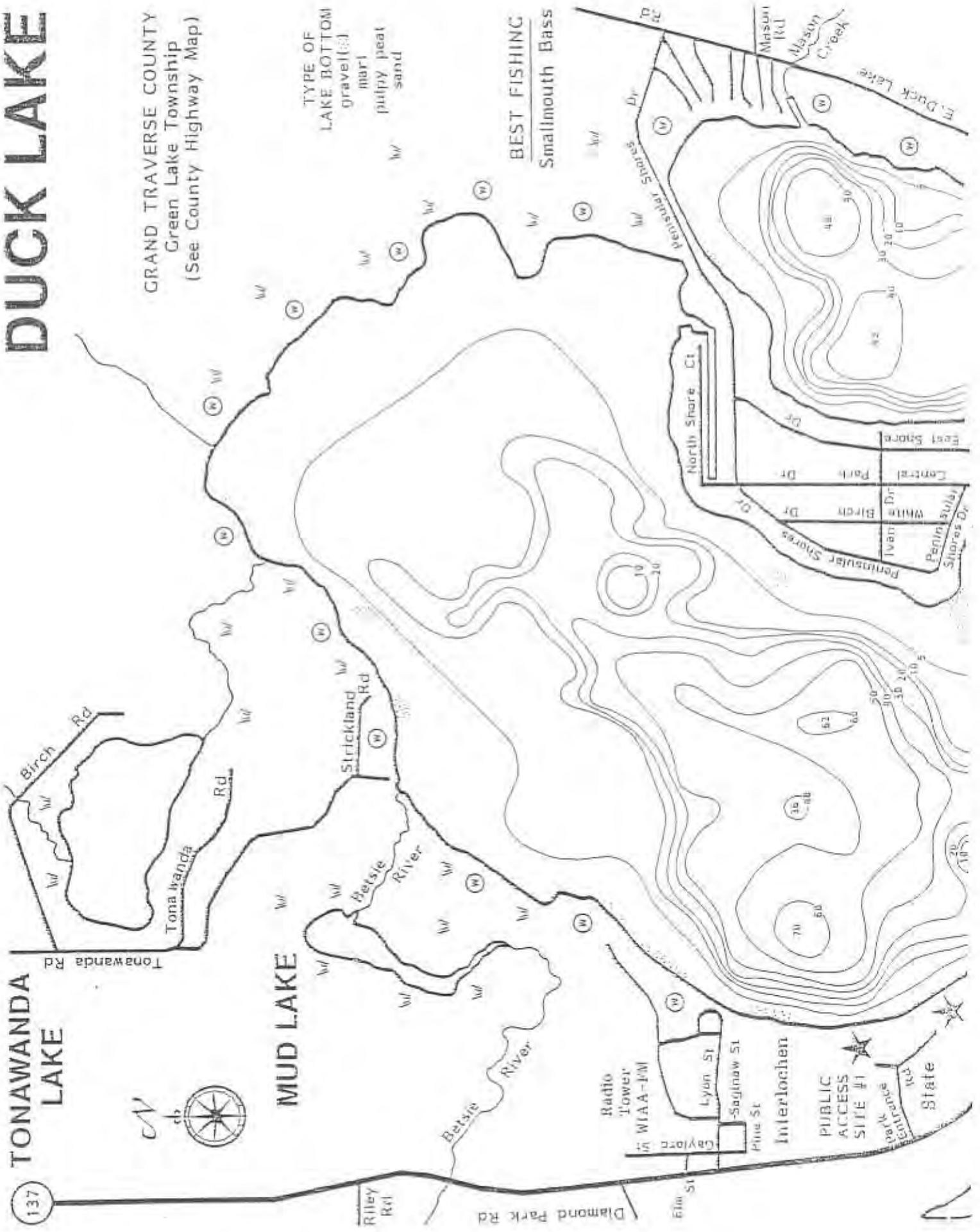
DUCK LAKE

TONAWANDA LAKE

GRAND TRAVERSE COUNTY
Green Lake Township
(See County Highway Map)

TYPE OF
LAKE BOTTOM
gravel(✓)
mud
pulpy peat
sand

BEST FISHING
Smallmouth Bass





DISCLAIMER

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BRENT H. NICHOLS
Principal Associate Broker
REMERICA-TRAVERSE CITY
831 S. GARFIELD AVENUE
TRAVERSE CITY, MI 49686

PHONE: 231-941-8283
FAX: 231-941-8262
EMAIL: BRENT@REMERICA.COM